

GENERAL NOTES

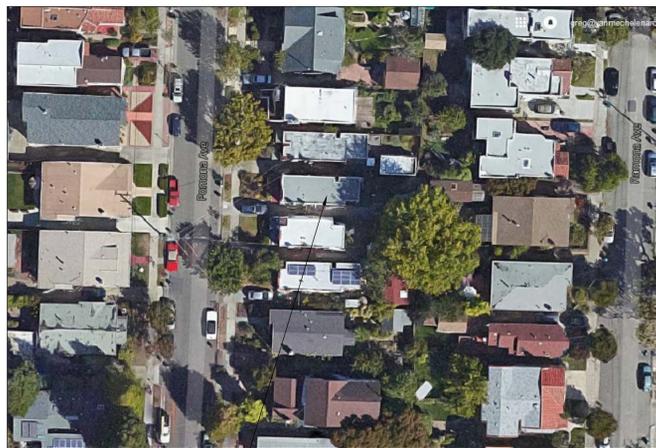
- Scope: These notes apply to all drawings and govern unless noted or specified for more detailed requirements applicable to particular divisions of the work. See specifications and sheet notes contained in the subsections of these drawings.
- Applicable Codes: The intent of the drawings and specifications is to construct the building in the project scope in accordance with the 2013 California Building Code (CBC), 2013 Residential Code (CRC), 2013 Mechanical Code (CMC), 2013 Electrical Code (CEC), 2013 Plumbing Code (CPC), 2013 California Green Building Standards, and Title 24 Energy Standards; all including errata and supplements, as amended by the City of Albany.
- Construction Documents: The General Conditions of the Contract for Construction, (AIA Document A201), latest edition, and the Specifications supplement these drawings and are part of the construction documents. By accepting and using the construction documents, including but not limited to the drawings and specifications, the Contractor agrees to be solely and completely responsible for the accuracy of said construction documents: architectural, structural, civil, mechanical, plumbing, electrical and fire protection.
- Copyright: These drawings and all ideas, arrangements and plans, either indicated or represented by these drawings are owned by, and are the property of VanMechelen Architects, and were created, evolved and developed for use on and in connection with the project designated in the title block. None of these designs, arrangements, or plans shall be used by, or disclosed to, any person, firm, or corporation for any purpose whatsoever, nor shall any changes be made on this drawing without the written permission from VanMechelen Architects. These drawings are not valid for any use unless they bear the original seal and signature of the Architect. Upon completion of the project, all plans shall be returned to the Architect.
- Document Coordination: The Contractor shall be responsible for coordination between architectural, structural, civil, mechanical, plumbing, electrical and fire protection drawings. This includes reviewing existing conditions and requirements of individual systems before ordering and installation of any work. Verify all architectural details and all finish conditions, whether depicted in drawings or not, with same disciplines.
- Non-Industry-Standard Materials and Methods: This project is considered to be an "Environment Friendly Project". It utilizes non-industry-standard materials and methods including but not limited to: FSC Certified Wood, non-toxic paints, sealants and adhesives, thermal mass. The intent is to construct energy efficient buildings which are easy and inexpensive to maintain while using construction materials which reduce environmental impacts and construction methods which reduce construction waste and increase recycling. Some of the products may have limited suppliers or unusual delivery requirements. Some of the details and construction methods are unusual and may require more attention than normal. The Contractor shall review the plans and specifications carefully in this regard and be solely responsible for completing the work as intended. Any substitution requests will be evaluated on environmental considerations as well as on specified criteria.
- Dimensions: On drawings only written dimensions shall be used. Do not scale the drawings. The Contractor shall review and assume responsibility for all dimensions of building and site and notify the architect in writing of any suggested or required discrepancies before proceeding with construction.
- Site Conditions: The Contractor shall visit the site and be fully cognizant of all field conditions, delivery methods and storage facilities, and consult with potential suppliers and subcontractors prior to submitting bid or cost estimate. He or she shall verify all site conditions, delivery methods and storage facilities and assumes all risk associated with field conditions.
- Site Restrictions: The site will be occupied by the owners during most of the construction process. The Contractor, Contractor's personnel, subcontractors and all persons visiting the site shall abide by the following rules:
 - The Contractor shall maintain the premises in a neat and tidy condition, and shall not leave tools, and dangerous materials exposed.
 - Intoxicants and drugs: No alcohol, drugs, tobacco, or other intoxicants are allowed on site.
 - Noise: Noise shall be kept to a minimum. No radios or music playing allowed.
 - Pets: No pets allowed on site.
 - Construction shall only occur during hours specified by the City Conditions of Approval.
- Job Site Conditions: The Contractor agrees to be solely and completely responsible for the job site conditions during the course of construction for the project; including the safety of all persons and property and that this requirement shall apply continuously and not be limited to normal working hours.
- Protection of Existing Facilities: Contractor shall protect all existing infrastructure, utilities, landscaping and other site elements. Contractor shall replace or compensate the Owner for damage to any elements.
- Indemnification: The Contractor shall defend, indemnify, and hold the Owner, the Architect, its employees and consultants, harmless from any and all liability, real or alleged, in connection with the performance of work on this Project, excepting for liability arising from the sole negligence of the Owner, the Architect, its employees and consultants.
- Errors, Omissions & Conflicts: Any errors, omissions, or conflicts found in the various parts of the construction documents or between the construction documents and existing site conditions shall be immediately brought to the attention of the Architect and the Owner before submitting cost estimates, bids or proceeding with the Work.
- Changes: Should any conditions develop which suggest or require changes to the work, including but not limited to errors, omissions, conflicts, alternates or code compliance, the Contractor shall submit to the Architect a written Request for Change Order detailing the required work and associated costs changes. A written Change Order shall be prepared by the Architect and signed by the Contractor before proceeding with the work. No claim shall be allowed for work already started or completed. No claim shall be allowed for difficulties encountered that could have reasonably been inferred from examination of the site and the construction documents prior to submitting the bid. No claim shall be allowed for adjustments which could be reasonably expected based on the Contractor's general experience in this type of construction.
- The Heating System: The existing heating system shall be replaced.
- The Fire Sprinkler System: A fire sprinkler system shall not be required.
- All persons working at this site must implement applicable portions of the State Storm Water Best Management Practices Manual for Construction to the maximum extent practicable to prevent erosion and sediment from entering into the storm drain system.
- No person shall erect (including excavation and grading), demolish, alter or repair any building or structure other than between the hours as allowed by the City of Albany.
- The Contractor shall obtain separate permits as required for any work occurring in the City Right of Way.
- The Contractor shall abide by the City of Albany Best Management Practices requirements on Sheet __

WASTE MANAGEMENT PLAN

- If required by the City of Albany, the Contractor shall provide a completed Waste Manage Plan, and shall provide waste diversion in accordance with the Plan and City requirements. In addition, all cardboard, concrete, asphalt and metals shall be diverted from the waste stream.

EROSION, SEDIMENT, AND STORMWATER NOTES

- The Contractor shall maintain controls that do not permit soil and sediment to leave the site via erosion or wind.
- Exposed and disturbed soil shall be surrounded by a straw wattle to prevent runoff. Straw mulch shall also be used to absorb runoff.
- Stockpiles of soil, sand or gravel shall be covered with secured plastic tarps to prevent material from being blown off site, and shall be surrounded by straw wattles to prevent storm runoff.
- Concrete trucks shall be washed offsite, at a site owned or used by the contractor that has been approved for this activity.
- Concrete waste water including site mixed concrete and sweepings from exposed aggregate concrete, shall not be allowed to drain into storm sewers. Contractor shall provide a temporary drying basin for any washout, and dry residue collected from that basin shall be disposed of in accordance with City of Albany disposal regulations. The drying basin may be excavated below grade or fabricated with perimeter straw bales above grade, but shall have sufficient volume for all water discharge, and shall be lined with minimum 10 mil polyethylene sheeting free of holes or tears, staked into ground or bales.



PROJECT LOCATION

3 VICINITY MAP
A1.1 no scale



831 POMONA



833 POMONA
SUBJECT PROPERTY



835 POMONA

1 ADJACENT PROPERTIES PHOTOGRAPHS
A1.1 NO SCALE

Landscape Narrative:

A variety of colors and textures drive the design of this drought tolerant, climate appropriate garden. The garden is comprised of three major plant palette groups including the "Vertical Accent Border" which lines the front edge of the house, the "Native, Drought Tolerant Garden" which is the heart of the front yard, and the "Succulent Mosaic Edge" which lines the driveway and sidewalk. To soften the house façade and create an inviting entry way, a planter box containing a mix of plants chosen from the three established plant palettes will line the porch, and flowering vines will be trained up the porch columns. All species listed in the three plant palette groups are rated "Low" by Water Use Classifications of Landscape Species (WUCOLS III) and are part of a water-wise approach to residential landscape. In addition, the existing sidewalk buffer planting (including the existing street tree) shall remain or be replaced in order to ensure a vegetated buffer remains post-construction.

Plant Groups:

*Vertical Accent Border

- Anigozanthos sp. (kangaroo paw or cat's paw)
- Calamagrostis x acutiflora "Karl Foerster" (feather reed grass)
- Calamagrostis acutiflora overdam (Variegated Reed Grass)



*Native, Drought Tolerant Garden

- Achillea sp.(yarrow)
- Artemisia sp.(mugwort, wormwood, and sagebrush)
- Epilobium canum (California fuchsia)
- Eschscholzia californica (California poppy)
- Festuca glauca (blue fescue)
- Santolina sp.



*Succulent Mosaic Edge

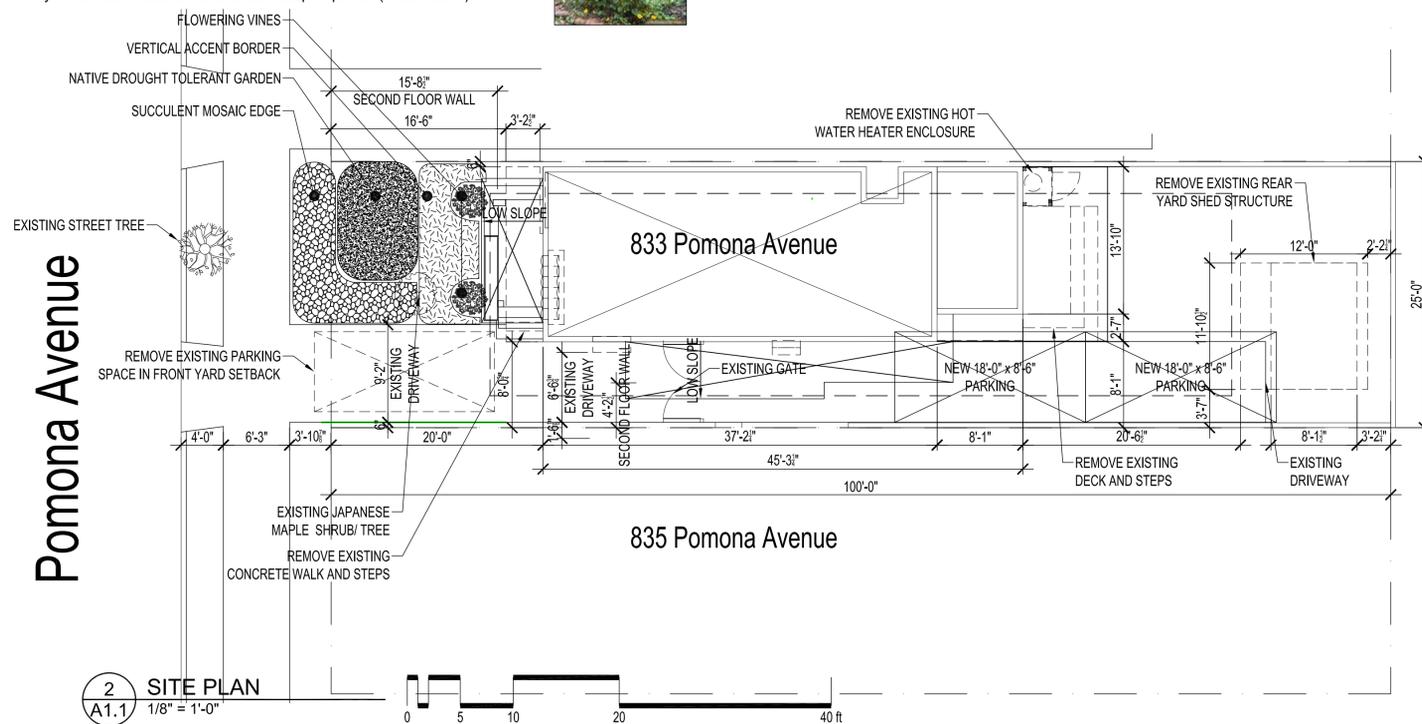
- Aeonium spp. (Aeonium)
- Echeveria spp. (Echeveria)
- Sedum spp. (stonecrops)
- Senecio spp. (Senecio, groundsel, squaw weed, ragwort)



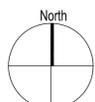
Vine

- Thunbergia alata (Black-eyed Susan vine)

*Note: All species listed in plant palette groups are rated "Low" by Water Use Classifications of Landscape Species (WUCOLS III)



2 SITE PLAN
A1.1 1/8" = 1'-0"



SUMMARY OF WORK

The project is to raise an existing one story house and construct a new ground floor. The ground floor shall contain an open Living and Dining Room, Kitchen, Office/ Den, and Half Bath. The upper level shall contain 3 Bedrooms, 2 Baths, and Laundry and Storage Closets.

The project will primarily be clad in painted stucco to match the existing, with salvaged wood siding for exterior projecting bays on the upper level. The roof will be flat/ low slope, either torch down asphalt or single ply membrane. Windows shall be painted or anodized metal, with trim to match. An existing deck will be replaced with an on grade patio.

There is no excavation required for the project other than for the new footings and foundations, and a modest amount to maintain the required 18" clearance in the crawl space. Total excavation is estimated at less than 40 cubic yards.

DRAWING INDEX

- A1.1 Project Information, Site Plan, Vicinity Map, General Notes
- A1.2 Survey
- A1.3 Existing Floor Plans and Exterior Elevations
- A2.1 Proposed Floor Plans
- A3.1 Proposed Exterior Elevations
- A3.2 Building Section, Window Detail

PROJECT INFORMATION

Project Location: 833 Pomona Avenue
Albany, CA 94706
67-2843-32

Assessor's Parcel Number: R-1
Zoning: R-3, Single Family Residential
Building Occupancy: Type V-B
Construction Classification: 2.500 sf
Site Area: 2.500 sf
Setbacks:

Front Yard Existing (facing Pomona) 19'-9"
Left Side Yard Existing 0'-6"
Right Side Yard Existing 8'-2" (7'-3 1/2" at chimney)
Rear Yard Existing 34'-6"
Front Yard New 15'-8 1/2"
Left Side Yard New 0'-6"
Right Side Yard New 4'-2 1/2"
Rear Yard New 34'-6"

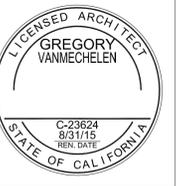
Area
Ground Floor Existing House 719 sf
Existing Garage 0 sf
Existing Shed 96 sf
Total Existing 815 sf
Ground Floor New 708 sf
Second Floor Existing 719 sf
Second Floor Addition 133 sf
Stair Deduction (60) sf
Total Project Area 1500 sf
Floor Area Allowed 1500 / 2500 = 60.0%
Total Coverage 852 / 2500 = 34.1% < 0.50
Maximum Building Height ±23'-0"
Project Owner: Jessica Coleman and Jacob Lubarsky
2946 22nd Street
San Francisco, CA 94110
415.602.6979

Project Team

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Planning Commission Submittal

Residential Addition and Renovation for:

Jessica Coleman and Jacob Lubarsky
833 Pomona Avenue
Albany, CA 94706

PROJECT INFORMATION SITE PLAN VICINITY MAP GENERAL NOTES

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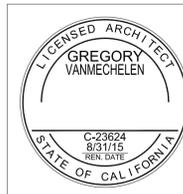
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SURVEY

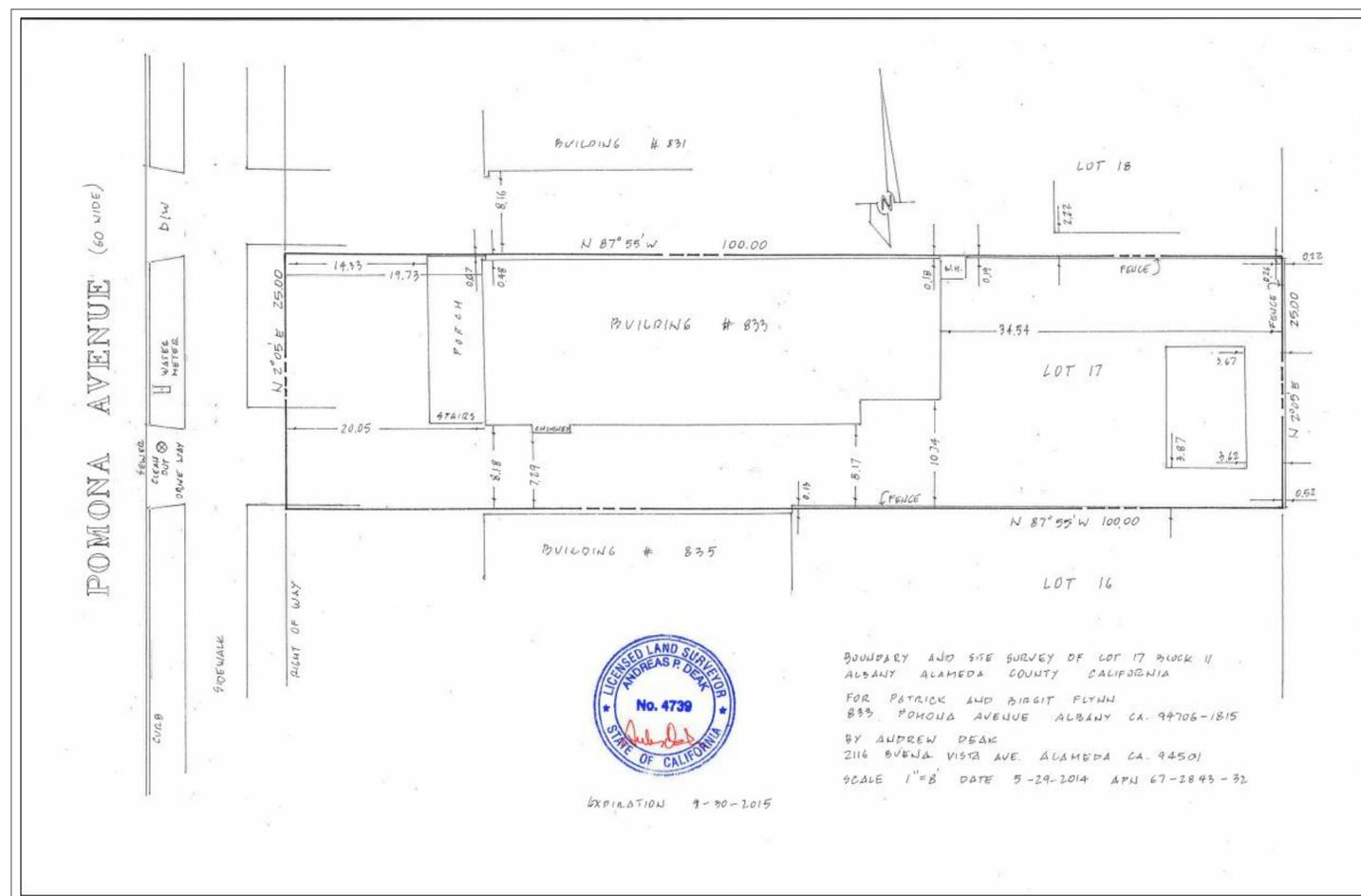
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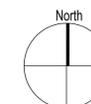
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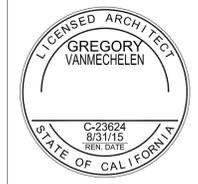
1 SURVEY
A1.2 1/8" = 1'-0"



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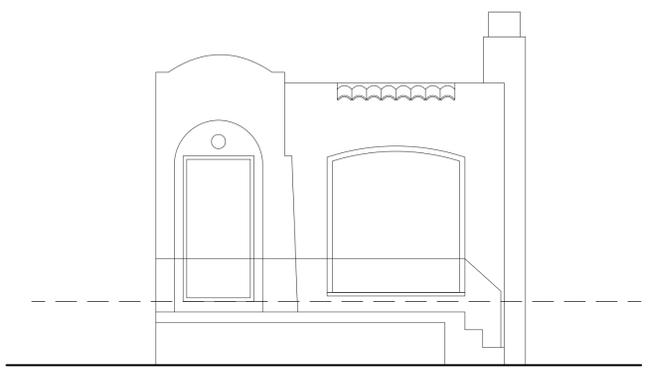
EXISTING SITE PLAN
EXISTING PLAN
EXISTING ELEVATIONS

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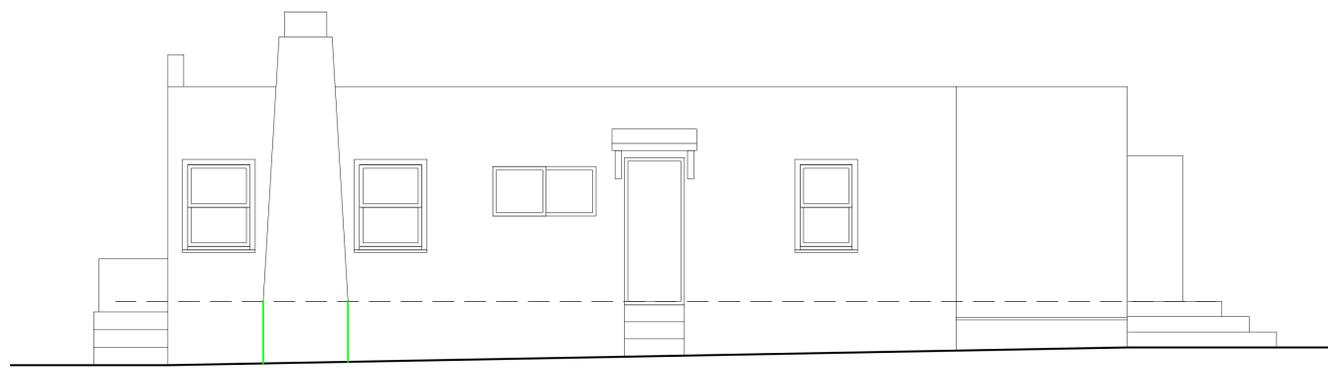
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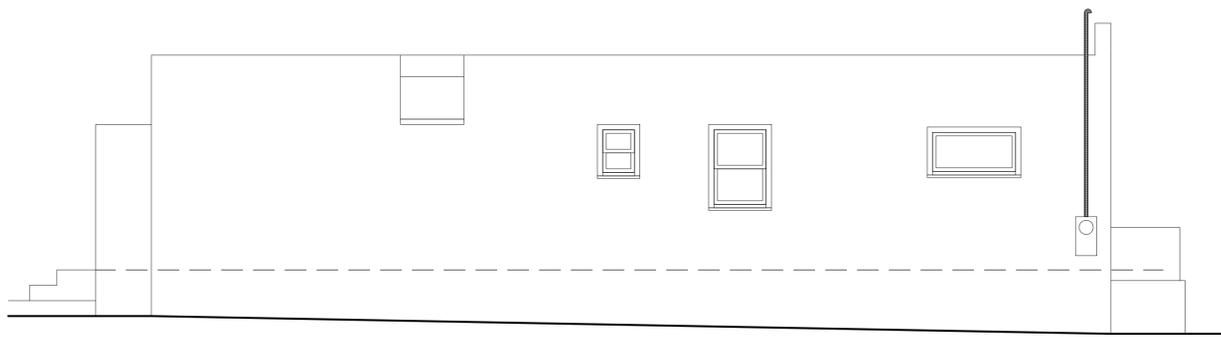
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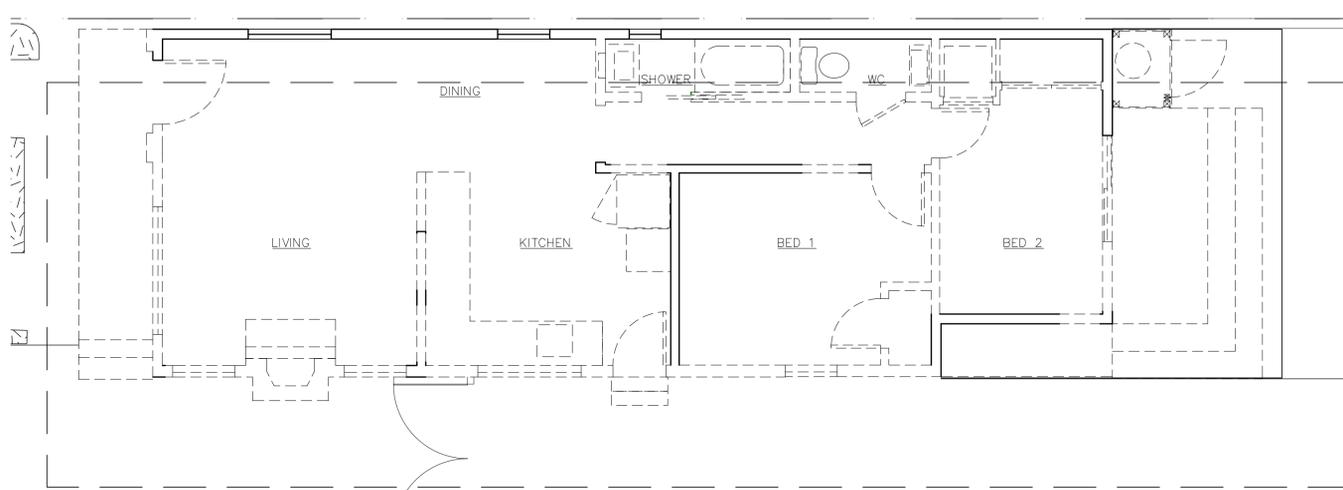
4 EXISTING WEST ELEVATION
A1.3 1/4" = 1'-0"



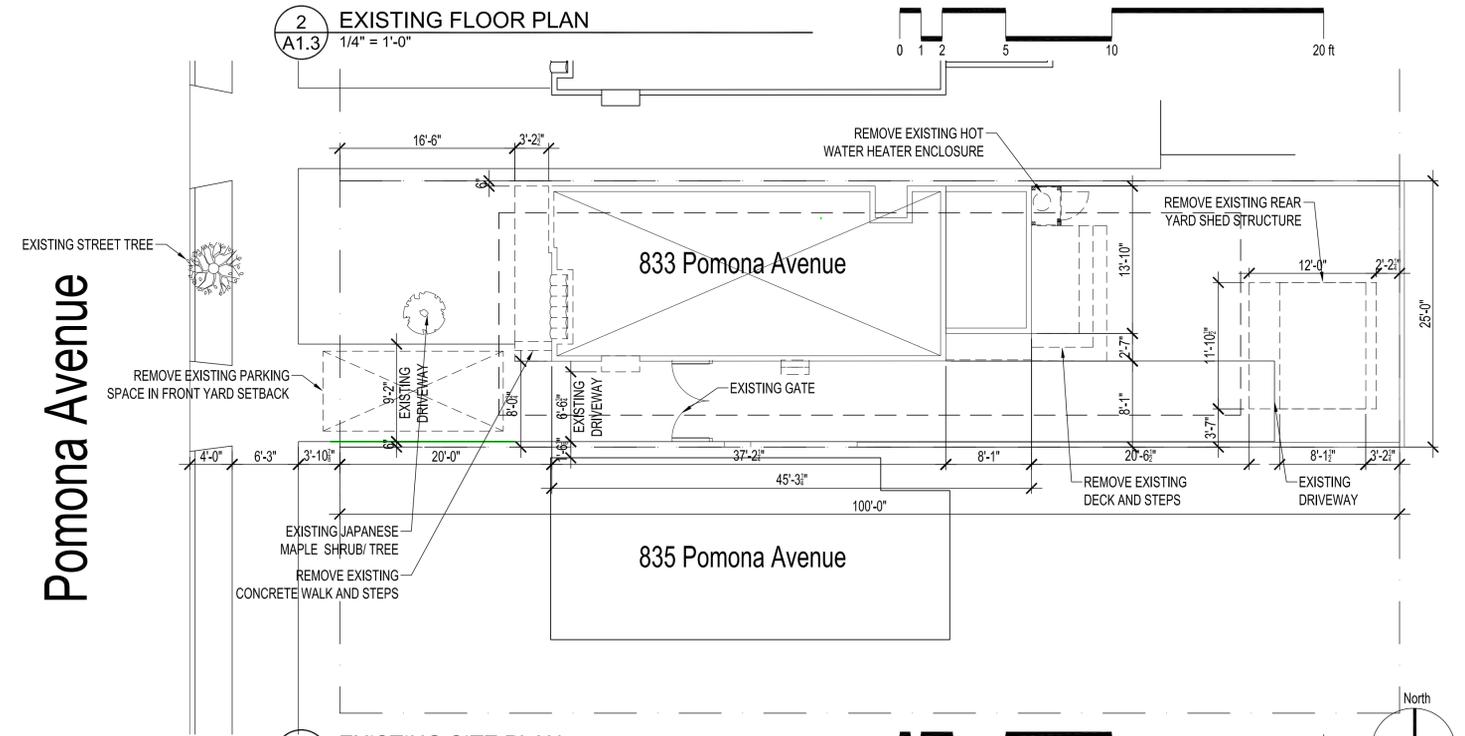
1 EXISTING SOUTH ELEVATION
A1.3 1/4" = 1'-0"



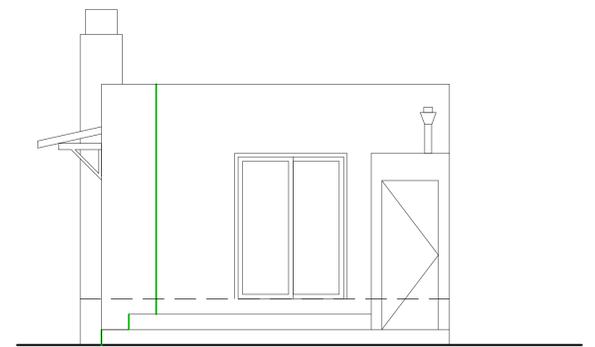
5 EXISTING NORTH ELEVATION
A1.3 1/4" = 1'-0"



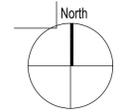
2 EXISTING FLOOR PLAN
A1.3 1/4" = 1'-0"



3 EXISTING SITE PLAN
A1.3 1/8" = 1'-0"



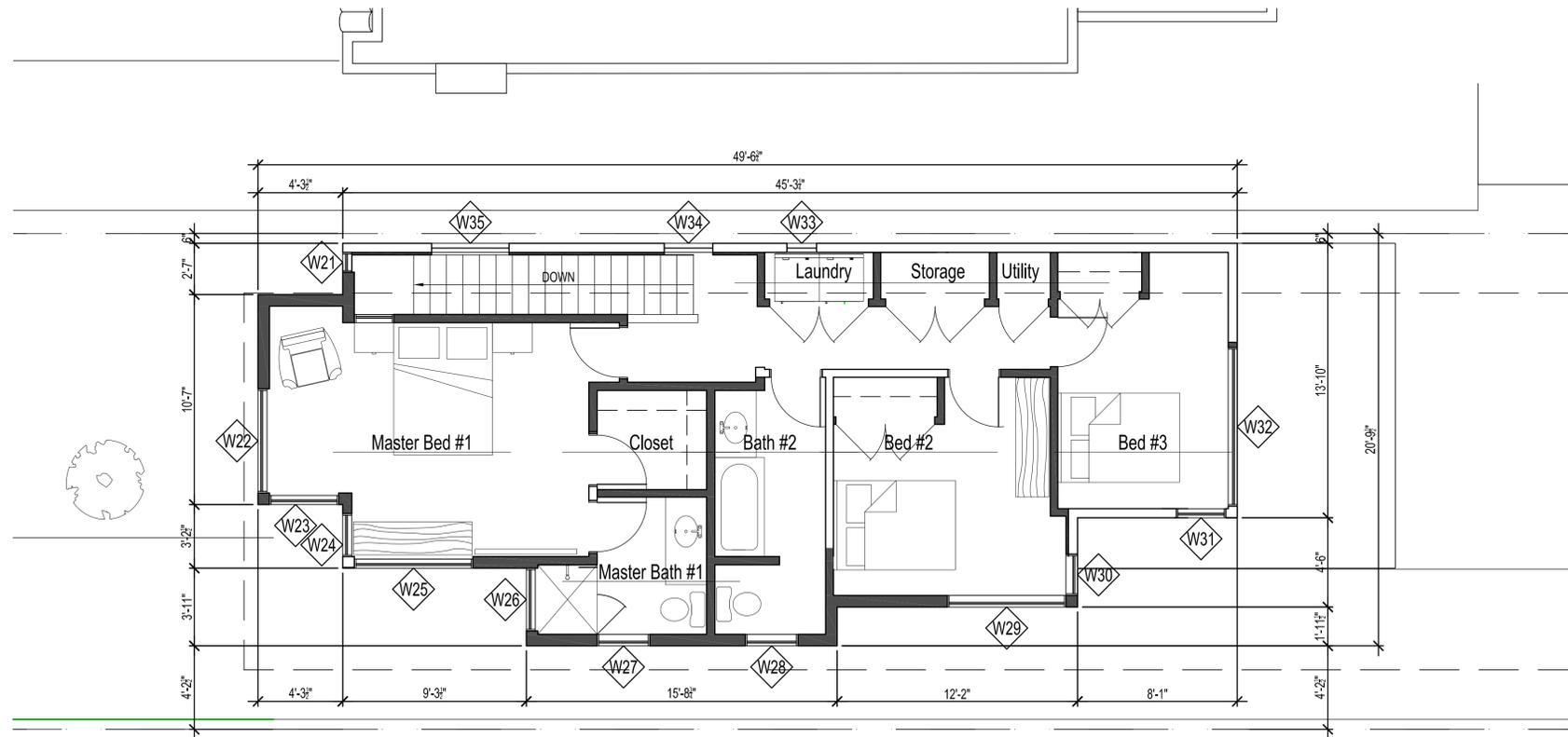
1 EXISTING EAST ELEVATION
A1.3 1/4" = 1'-0"



Pomona Avenue

Tag	Size (W x H)	Sill Height	Operation	Material	Elevation	Glazing	Notes
W11	1'-0" x 8'-0"	3'-0"	fixed	metal	W1	low-e	
W12	2'-2" x 6'-6"	2'-6"	fixed	metal	W2	low-e	
W13	6'-0" x 6'-6"	2'-6"	fixed/ casement	metal	W3	low-e	
W14	3'-0" x 3'-0"	3'-6"	casement	metal	W4	low-e	
W15	6'-0" x 6'-6"	2'-6"	fixed/ casement	metal	W5	low-e	
W16	2'-2" x 6'-6"	2'-6"	casement	metal	W6	low-e	
W17	2'-2" x 6'-6"	2'-6"	fixed	metal	W2	low-e	
W21	1'-0" x 8'-0"	3'-0"	fixed	metal	W1	low-e	
W22	5'-4" x 5'-6"	2'-6"	fixed/ casement	metal	W7	low-e	Egress window at grade level
W23	3'-6" x 5'-6"	2'-6"	casement	metal	W8	low-e	
W24	2'-2" x 5'-6"	2'-6"	casement	metal	W9	low-e	
W25	6'-0" x 5'-6"	2'-6"	fixed/ casement	metal	W10	low-e	
W26	2'-8" x 2'-8"	4'-4"	casement	metal	W11	low-e	
W27	2'-8" x 2'-8"	4'-4"	casement	metal	W11	low-e	
W28	2'-8" x 2'-8"	4'-4"	casement	metal	W11	low-e	
W29	6'-0" x 5'-6"	2'-6"	double casement	metal	W12	low-e	Egress window at grade level
W30	2'-2" x 5'-6"	2'-6"	casement	metal	W9	low-e	
W31	2'-2" x 5'-6"	2'-6"	casement	metal	W9	low-e	
W32	8'-0" x 5'-6"	2'-6"	double casement	metal	W13	low-e	Egress window at grade level
W33	1'-6" x 2'-0"	4'-7"	double hung	-	W14	low-e	existing window to remain
W34	2'-6" x 3'-6"	3'-1"	double hung	-	W15	low-e	existing window to remain
W35	4'-0" x 2'-0"	4'-7"	awning	-	W15	low-e	existing window to remain

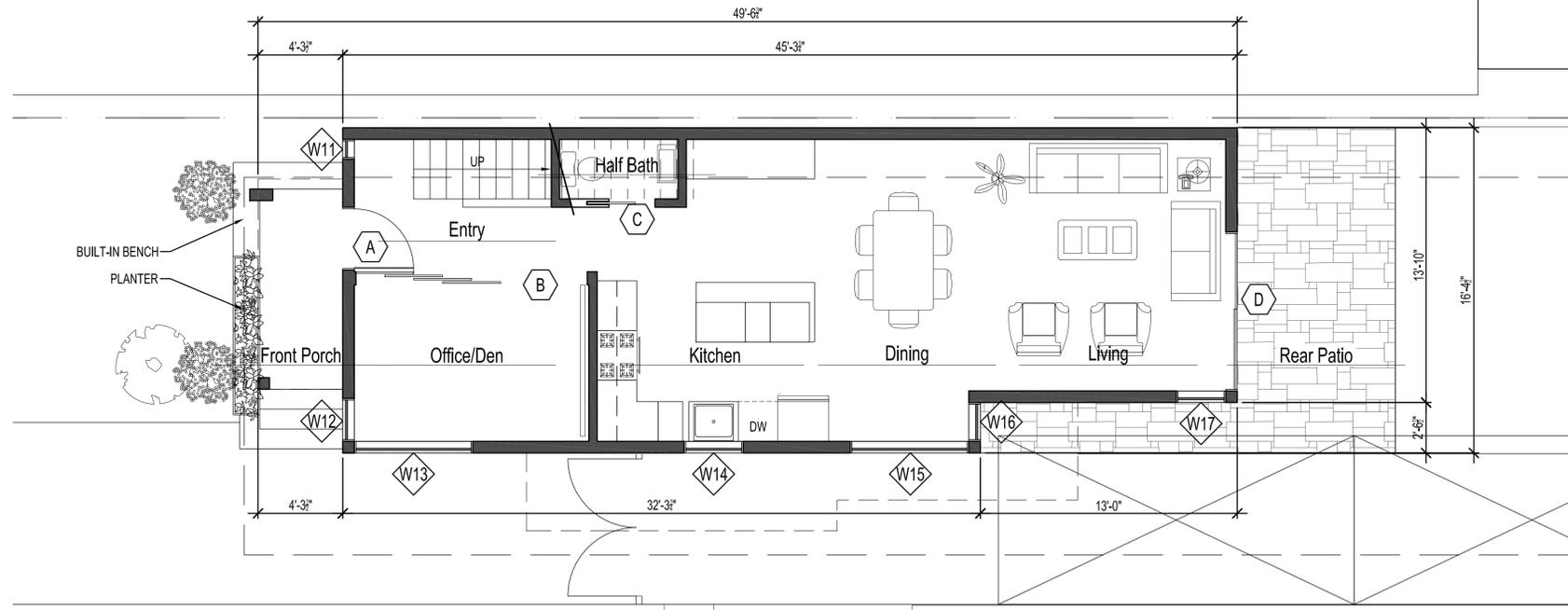
Egress Windows shall comply with California Building Code Section R310.1.1 including:
 minimum net clear opening of 5.7 square feet (5.0 sf at grade floor openings);
 minimum net clear opening height shall be 24 inches;
 minimum net clear opening width shall be 20 inches;
 openings shall be maintained free of any obstructions and shall be operational from the inside of the room without the use of keys, tools or special knowledge



1 PROPOSED SECOND FLOOR PLAN
 A2.1 1/4" = 1'-0"

WALL LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL REMOVED



2 PROPOSED GROUND FLOOR PLAN
 A2.1 1/4" = 1'-0"

Scale: 0 5 10 20 40 ft

North

Project Team

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 Albany, CA 94706

FLOOR PLANS
 AREA TAKE-OFF PLANS

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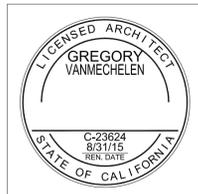
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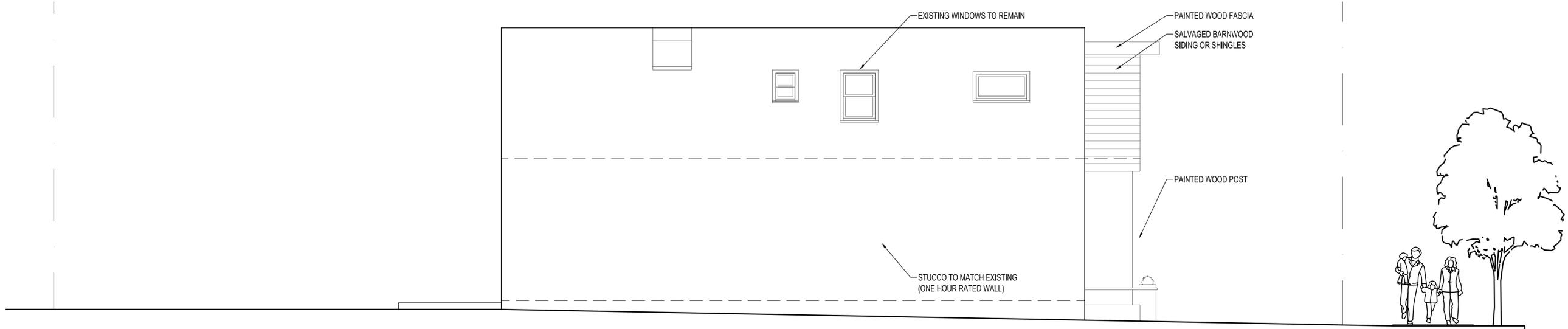
Structural Engineer

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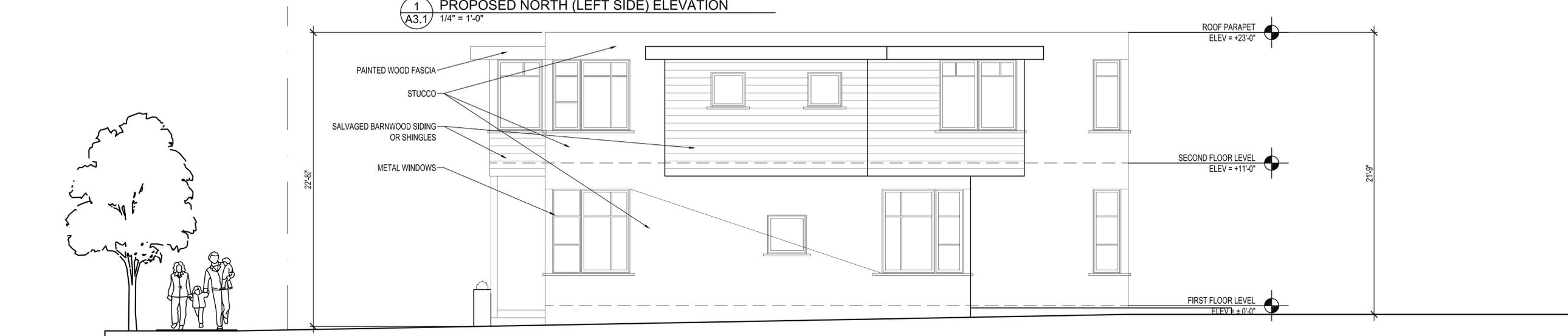


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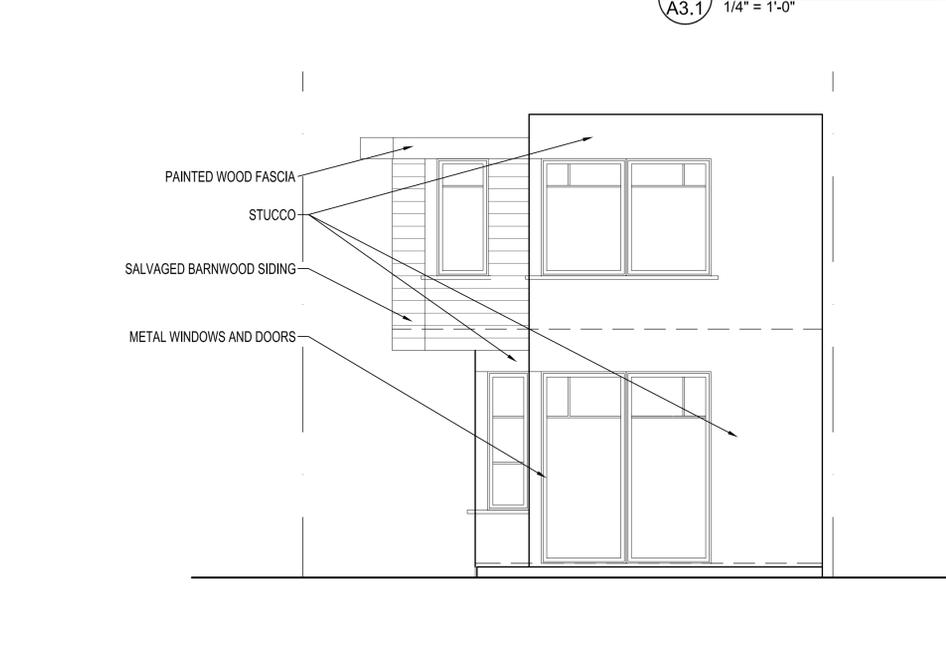
EXTERIOR ELEVATIONS



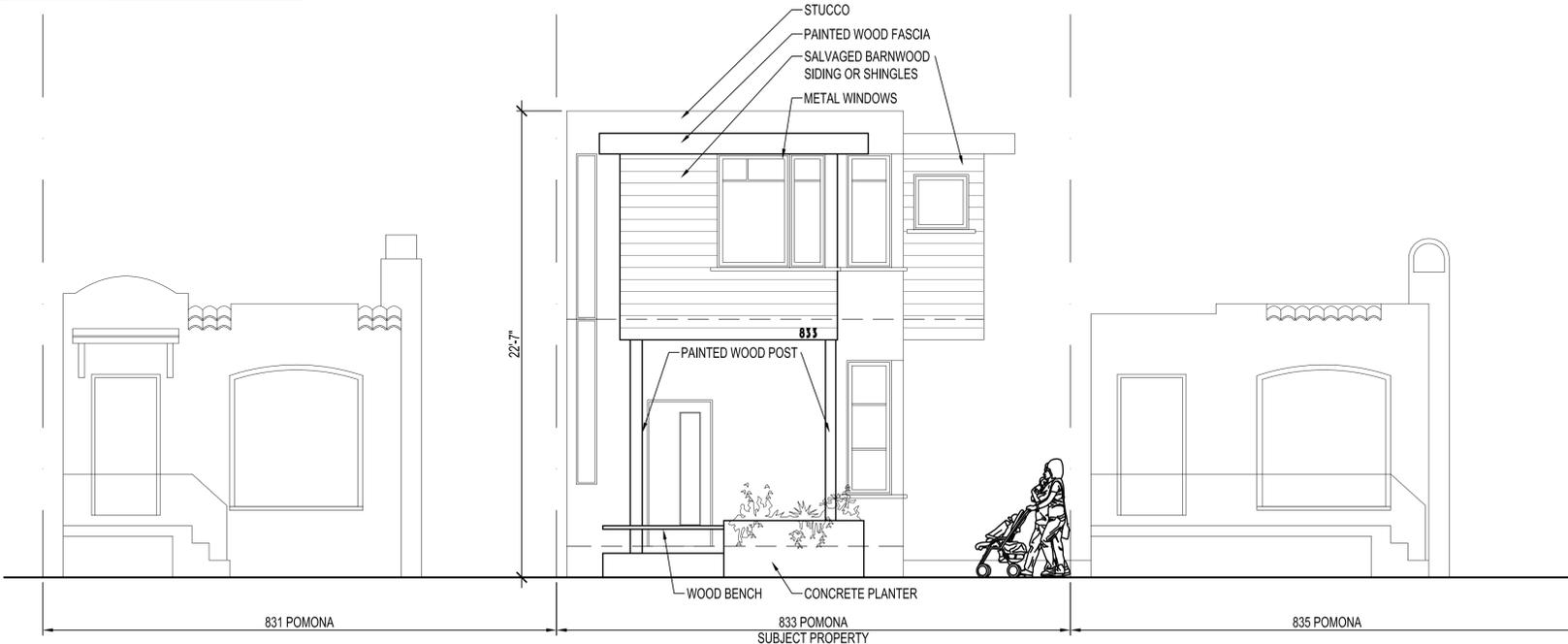
1 PROPOSED NORTH (LEFT SIDE) ELEVATION
 A3.1 1/4" = 1'-0"



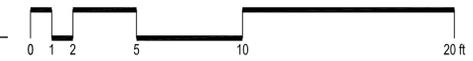
2 PROPOSED SOUTH (RIGHT SIDE) ELEVATION
 A3.1 1/4" = 1'-0"



4 PROPOSED EAST (REAR) ELEVATION
 A3.1 1/4" = 1'-0"



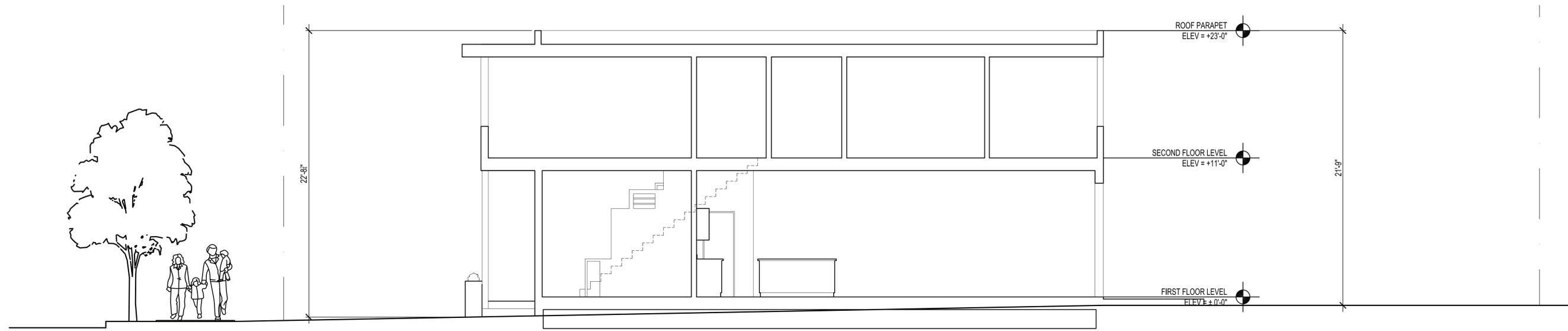
3 PROPOSED WEST (STREET) ELEVATION
 A3.1 1/4" = 1'-0"



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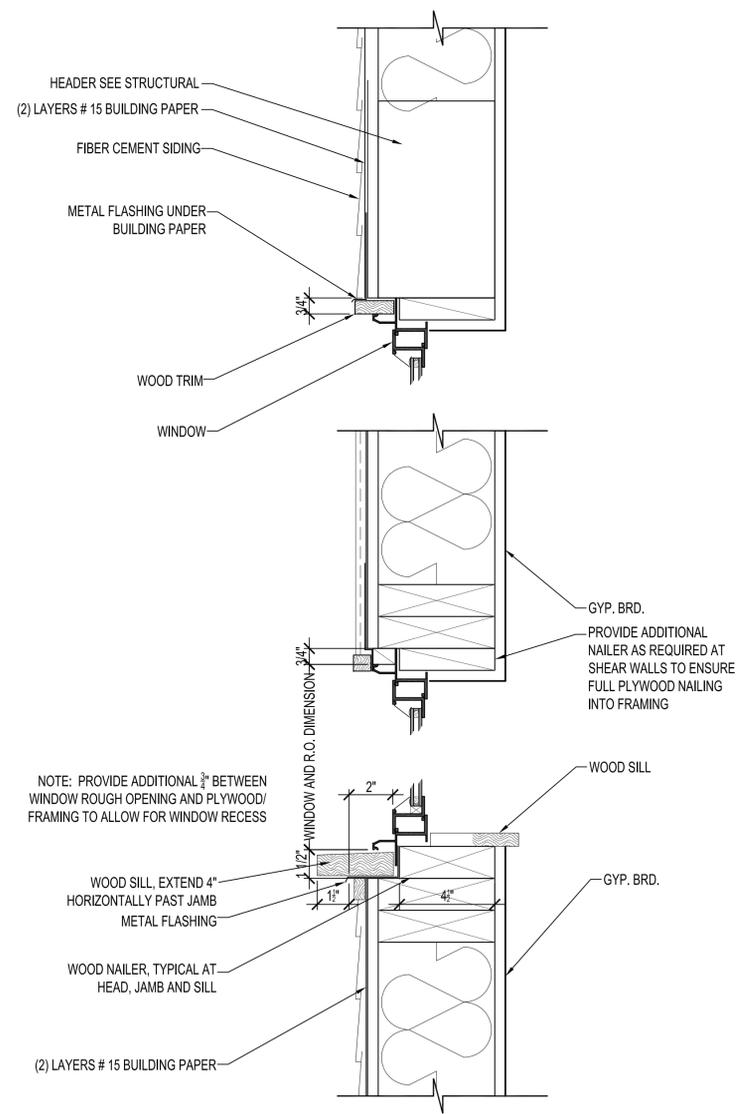
1 PROPOSED BUILDING SECTION
A3.2 1/4" = 1'-0"

Project Team

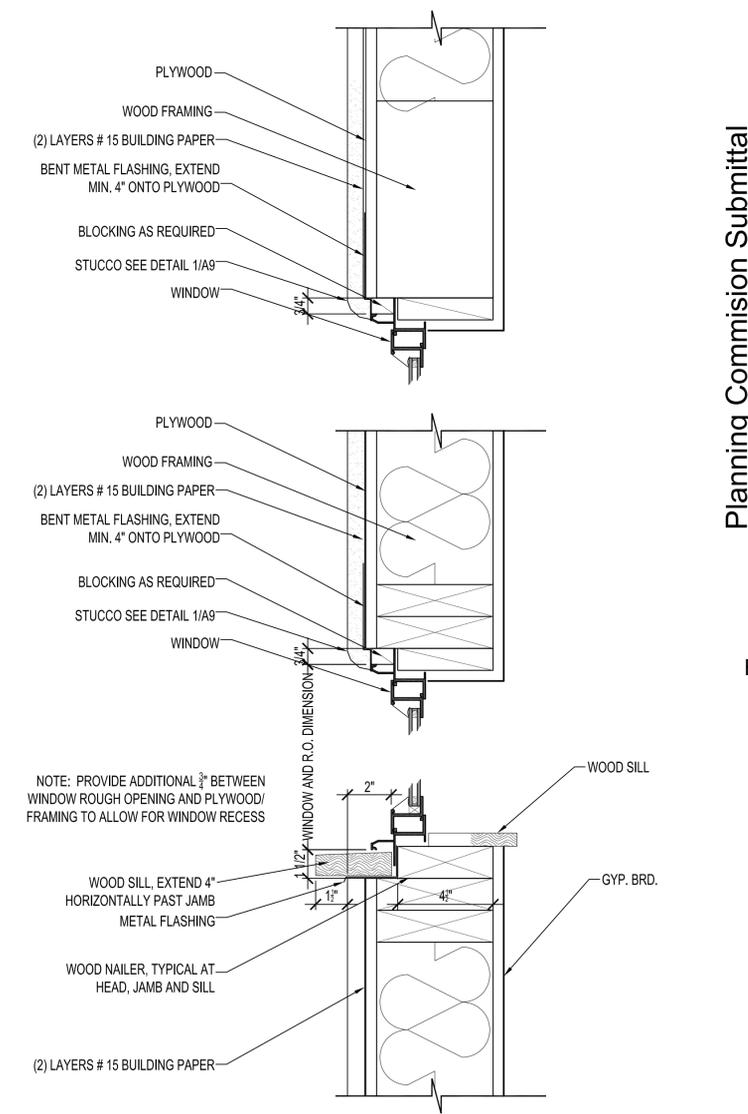
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Structural Engineer

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3 WINDOW AT SIDING DETAIL
A3.2 3" = 1'-0"



2 WINDOW AT STUCCO DETAIL
A3.2 3" = 1'-0"

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833 Pomona Avenue
Albany, CA 94706

BUILDING SECTION WINDOW DETAIL

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